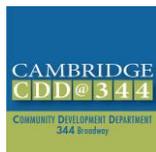


City of Cambridge
Community Development Department

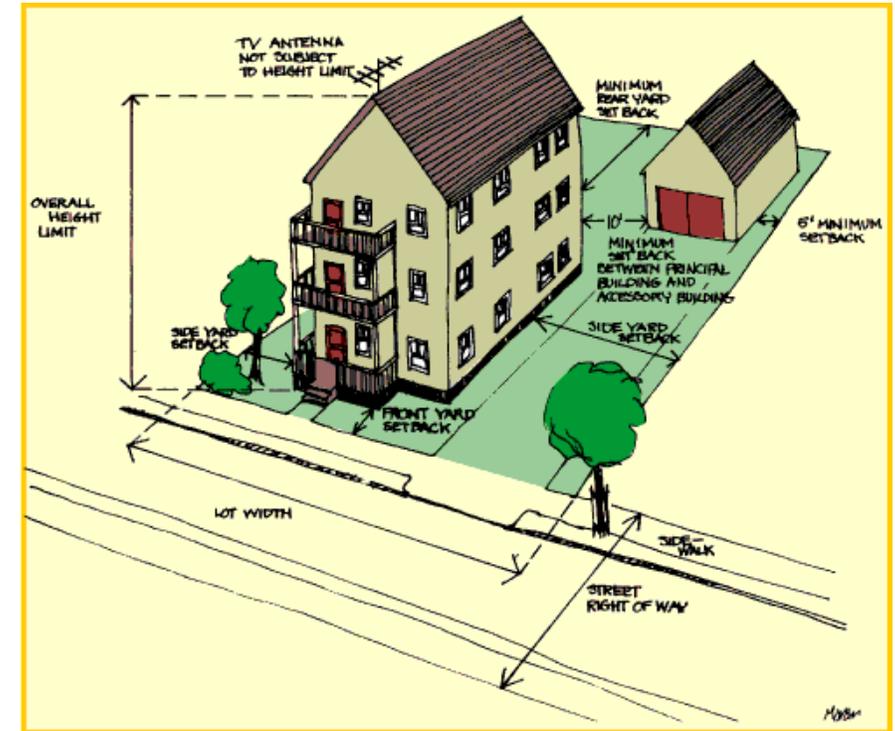
What We Talk About When We Talk About Standards

Jeff Roberts, Director of Zoning and Development
Presentation to Climate Resilience Zoning Task Force
February 13, 2020



The Standard is the “Ideal”

Meaning if everything were developed new today, what rules would we want it to follow?



The Real World is “Non-Standard”

- In Cambridge, all development is redevelopment
- Not everything conforms – but zoning is meant to transition from **less to more conforming** over the long term
- Non-conforming conditions are “protected” under state statute – can be maintained but not extended





Standards Are Not the Same As Requirements

Ways to Apply Standards	Examples in Current Zoning
Advisory (non-binding)	Design Guidelines
Criteria in binding review (special permit, design approval)	Article 19 Special Permit Objectives (19.30)
“Flexible” requirement with modifications by special permit	Building and Site Plan Requirements (19.50)
“Special” requirement for certain types/sizes of development	Green Building Requirements (22.20)
“Base” requirement (universally applied, modification only by variance)	Article 5 Development Standards



Using Standards Responsibly

Questions to Ask:

- Is this an easy standard for all property owners to understand?
- Does it require special professional expertise to conform?
- Could it conflict with other standards in zoning, or other codes?
- What level of review is needed to apply the standard effectively?
- How likely is it that the standard will be maintained over time?
- Is it more important to meet the standard exactly, or to achieve an outcome that is better than existing?



Thank You